



**Connells**

Lancaster Way  
Whitnash Leamington Spa



## Property Description

This well-presented three-bedroom mid-terrace family home is arranged over three floors and is offered for sale with no onward chain, making it an ideal purchase for a smooth and hassle-free move.

Upon entering the property, you are welcomed by an entrance porch leading into a spacious lounge, perfect for relaxing or entertaining. From here, an inner hallway provides access to a convenient downstairs cloakroom and stairs rising to the first floor. To the rear of the property, the kitchen/diner offers a great space for family meals and socialising, with a door opening out onto the rear garden.

The first floor comprises two well-proportioned bedrooms and a modern family bathroom. Occupying the entire top floor is the impressive master bedroom, complete with its own en-suite, creating a private and comfortable retreat.

Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, while to the front there are two allocated parking spaces.

This property would make a perfect family home or investment opportunity and early viewing is highly recommended.

## Approach

Via a pathway leading to the front door.

## Entrance Hallway

With a radiator and a door leading into the lounge.

## Lounge

14' 7" max x 11' 7" max ( 4.45m max x 3.53m max )

Spacious, light and airy lounge consisting of a television point, an under stairs storage cupboard, a radiator , a double glazed window to front elevation and door to the inner hallway.

## Inner Hallway

With stairs rising to the first floor and doors to the downstairs W/C and the kitchen.

## Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas, a radiator and an extractor fan.

## Kitchen

8' 8" x 11' 7" ( 2.64m x 3.53m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, with freestanding washing machine, dishwasher and a fridge/freezer. Housing the central heating boiler and comprising a radiator and a door to the garden.

## First Floor

### Landing

The stairs lead from the inner hallway. There is a radiator, stairs rising to the second floor and doors to bedroom one and two as well and the family bathroom.

### Bedroom Two

11' 7" max x 10' 5" max ( 3.53m max x 3.17m max )

Double bedroom having a radiator and two double glazed windows to front elevation.

### Bedroom Three

9' max x 11' 8" max ( 2.74m max x 3.56m max )

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and heated towel rail.

## Second Floor

With a door to;

### Bedroom One

13' 2" min with RHH x 8' 4" ( 4.01m min with RHH x 2.54m )

Double bedroom with a radiator, a double glazed window to front elevation and a door to;

### En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having a shaver point, a heated towel rail, an extractor fan and a velux window.

### Outside

### Rear Garden

Being mainly laid to lawn with fence panels to the borders.

### Parking

Two allocated parking spaces.

### Lease Information

The property is lease hold with a lease length of 999 years from 1st January 2015. We understand from our seller that the property is not subject to any management charges.

### Seller's Comments

This home sits on an elevated position on Lancaster Way, leading to an extremely bright property filled with lots of natural light at both the front and back of the house. The well proportioned layout makes it comfortable and convenient for family living, and the close proximity to local schools and amenities is great.

The house benefits from recent repaint and re-carpeting throughout. Additionally the kitchen white goods are included in the sale. (Fridge freezer, dishwasher and washing machine).









Total floor area 79.2 m<sup>2</sup> (852 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SPA314949](http://connells.co.uk/Property/SPA314949)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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